082.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	535,700	/	535,700
USE VALUE:	535,700	/	535,700
ASSESSED:	535,700	/	535,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY PAUL J
Owner 2:	
Owner 3:	
Street 1:	82 SUNSET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OLEVSKY BARI L -
Owner 2:	-
Street 1:	82 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,286 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1927, having primarily Vinyl Exterior and 898 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4286.000	151,700		384,000	535,700
Total Card	0.098	151,700		384,000	535,700
Total Parcel	0.098	151,700		384,000	535,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 596.55 | /Parcel: 596.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 082.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	151,800	0	4,286.	384,000	535,800	535,800	Year End Roll	12/18/2019
2019	101	FV	152,500	0	4,286.	378,500	531,000	531,000	Year End Roll	1/3/2019
2018	101	FV	152,500	0	4,286.	290,700	443,200	443,200	Year End Roll	12/20/2017
2017	101	FV	152,500	0	4,286.	274,300	426,800	426,800	Year End Roll	1/3/2017
2016	101	FV	152,500	0	4,286.	252,300	404,800	404,800	Year End	1/4/2016
2015	101	FV	134,900	0	4,286.	235,900	370,800	370,800	Year End Roll	12/11/2014
2014	101	FV	134,900	0	4,286.	217,200	352,100	352,100	Year End Roll	12/16/2013
2013	101	FV	134,900	0	4,286.	217,200	352,100	352,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6620

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLEVSKY BARI L	1336-120		4/30/2007		338,000	No	No		
	957-10		5/1/1982		62,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
12/3/2008	MLS	MM	Mary M
11/22/2008	Meas/Inspect	345	PATRIOT
6/18/2007	MLS	HC	Helen Chinal
2/9/2000	Inspected	264	PATRIOT
1/11/2000	Mailer Sent		
1/11/1999	Measured	277	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct	50571
GIS Ref	
GIS Ref	
Insp Date	09/15/18

!6620!

PRINT

Date	Time
12/10/20	21:22:25

LAST REV

Date	Time
10/03/18	11:15:40

mmcmakin

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	50571
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4286		Sq. Ft.	Site		0	70.	1.28	6									384,008						384,000	

Total AC/HA:	0.09839	Total SF/SM:	4286	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	384,008	Spl Credit		Total:	384,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	S15 - Size 15		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.84141588
Adj $ / SQ:	102.232
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	219894
Depreciation:	68167
Depreciated Total:	151727

COMMENTS

SINK IN BMT. LADDER STAIR TO ACCESS ATC
VERY NARROW&STEEP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 1			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

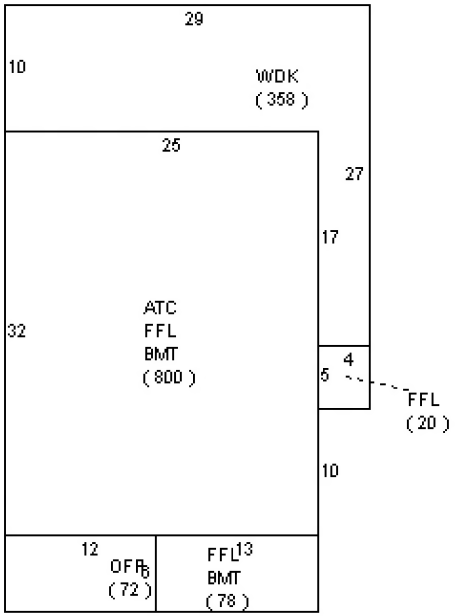
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	102.23
Special Features:	0	Val/Su Net:	61.02
Final Total:	151700	Val/Su SzAd	128.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	898	102.230	91,804
BMT	Basement	878	30.670	26,928
WDK	Deck	358	7.400	2,649
ATC	Attic	280	102.230	28,625
OFP	Open Porch	72	33.170	2,388

Net Sketched Area:	2,486			Total:	152,394
Size Ad	1178	Gross Are	3006	FinArea	898

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc